

BK: 2026 PG: 949  
Recorded: 4/3/2026 at 3:25:24.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Preparer Information:** Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

**Address Tax Statement/ Return To:** NE Madison, LLC, 3020 133rd Ct Van Meter, IA 50261

### **TRUSTEE WARRANTY DEED**

**(Inter Vivos Trust)**

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Patrick James Keogh and John Joseph Lynch, as Co-Trustees of the Patrick James Keogh & John Joseph Lynch Revocable Living Trust, executed on March 20, 2025 does hereby Convey to NE Madison, LLC, a Limited Liability Company, organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

**The Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

**There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

**This deed is exempt according to Iowa Code 428A.2(10). This deed is being filed simultaneously with a Warranty Deed for the remaining undivided six-seventh (6/7) interest. The declaration of value for this transaction will accompany the Warranty Deed filed April 3rd, 2026 in Book 2026, Page 947.**

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 03-18-2026

Patrick Keogh

Patrick James Keogh, Co-Trustee of Patrick James Keogh & John Joseph Lynch Revocable Living Trust, executed on March 20, 2025

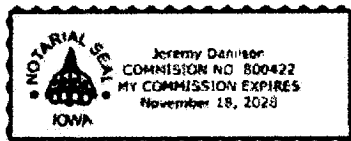
John Lynch

John Joseph Lynch, Co-Trustee of Patrick James Keogh & John Joseph Lynch Revocable Living Trust, executed on March 20, 2025

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 03-18-2026, by Patrick James Keogh, as Co-Trustee of Patrick James Keogh & John Joseph Lynch Revocable Living Trust, executed on March 20, 2025 and John Joseph Lynch, as Co-Trustee of Patrick James Keogh & John Joseph Lynch Revocable Living Trust, executed on March 20, 2025. This notarial act involved the use of online audio/video communication technology.

Location of principal at time of notarization Signal Hill, CA



[Signature]  
Signature of Notary Public